



**285/3 Portobello High Street, St Marks  
Court, Portobello  
Edinburgh, EH15 2AR**

**A**



# "St Marks Court is a well-presented ground-floor flat, forming part of an established factored development"

- WELCOMING HALLWAY
- SECURE ENTRY SYSTEM
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- PRIVATE RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, St John's Primary, Duddingston Primary, Portobello High School & Holy Rood High School. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll. Likewise Portobello beach is a few minutes walk away.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



## DESCRIPTION

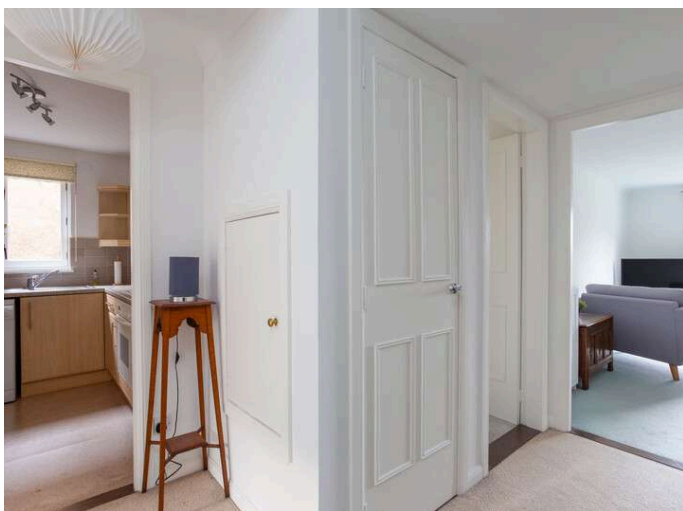
St Marks Court is a well-presented ground-floor flat, forming part of an established factored development, set back from the Portobello High Street surrounded by beautiful, landscaped gardens. Offered in genuine move in condition, this flat will appeal to professionals, downsizers and rental investors alike.

The accommodation comprises: welcoming hall with secure entry system and storage cupboard off; bright and spacious living and dining room overlooking the front gardens; kitchen with ample floor and wall mounted storage units; generous double bedroom 1 situated to the rear with built-in wardrobe; front facing double bedroom 2 with built-in wardrobe with mirrored doors and a shower room with 3-piece suite. Further benefits include electric heating; double-glazed windows and private residents' parking.

## EPC RATING

The energy efficiency rating for this property is band D

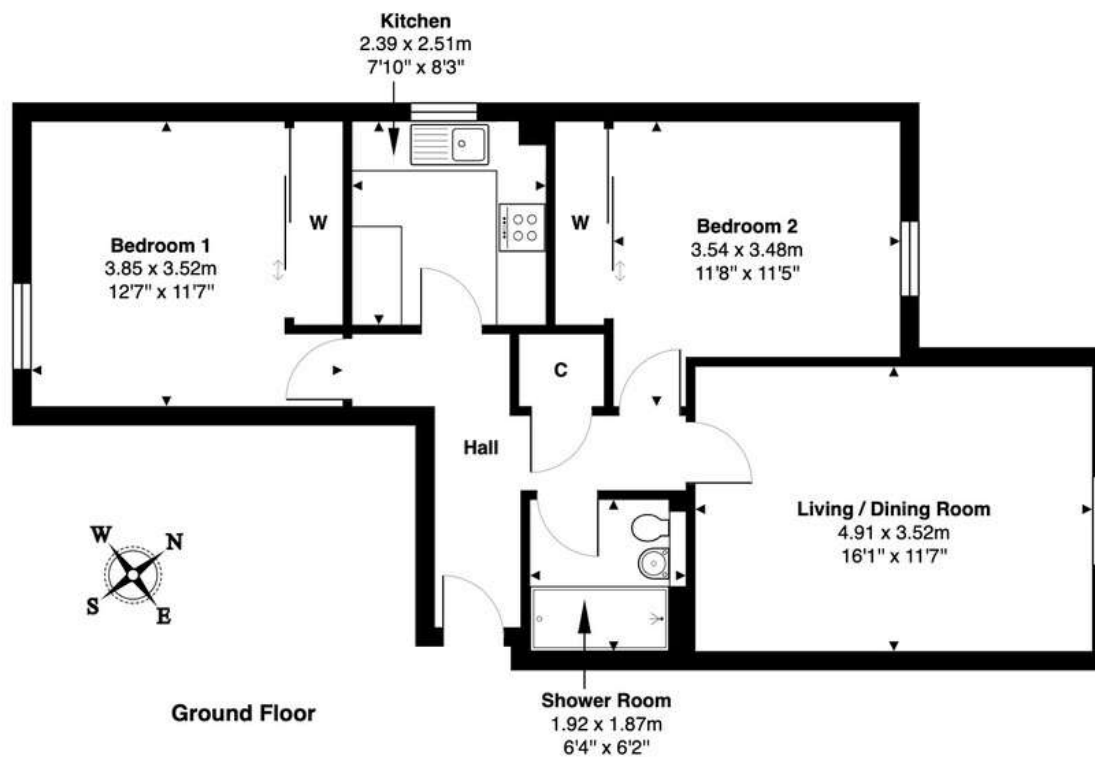
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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